

**4TH QUARTER
2004**

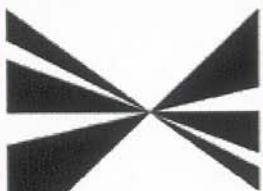
A QUARTERLY
SUMMARY ON IGR
SUBMITTALS AND
DEVELOPMENT
ACTIVITY IN THE
SCAG REGION

FOR THE 4TH QUARTER
OF 2004, SCAG'S
IGR SECTION
RECEIVED, LOGGED
AND REVIEWED OVER
200 DOCUMENTS FOR
A VARIETY OF
PROJECTS, PROGRAMS
AND PLANS WITHIN THE
SIX COUNTY SCAG
REGION.

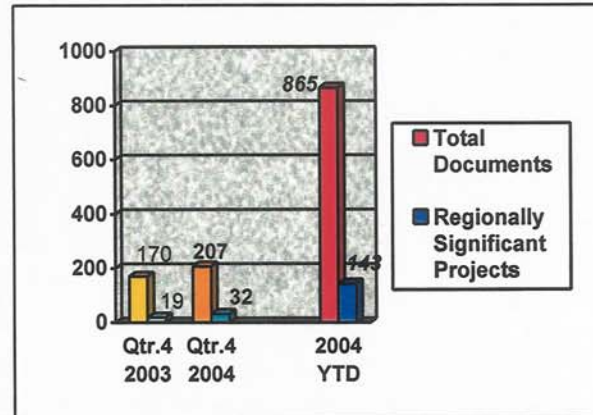
ON AVERAGE, SCAG'S
IGR SECTION
RECEIVES OVER 650
DOCUMENTS EACH
YEAR.

IN THIS ISSUE:
IGR YEAR 2004
ACTIVITY REPORT
PAGE 2

SOUTHERN CALIFORNIA

ASSOCIATION of
GOVERNMENTS**IGR BULLETIN - 2004****4TH QUARTER – 2004: IGR ACTIVITY SUMMARY**

For the 4th Quarter of 2004, SCAG's Intergovernmental Review (IGR) Section received, logged and reviewed 207 documents for a variety of projects, programs and plans within the six County SCAG region. This is an increase in the number of documents received for the same quarter last year. In addition, there is an increase in the number of regionally significant projects.



On average, SCAG's IGR Section receives over 650 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the 4th Quarter of 2004.

- More than half of the documentation received for this month was from Los Angeles, Orange and Riverside Counties. The documentation was for projects related to public facilities and residential projects.

Of the total documentation received, information also included 36 development projects related to commercial, industrial mixed-use, and residential activity. Of that total, eight projects are of regional significance. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 6 shows the general location of each development type.

DEVELOPMENT TYPES	REG. SIGNIFICANT PROJECTS	NON. SIGNIFICANT PROJECTS	TOTAL SF / DU
COMMERCIAL	1,100,000 SF	657,862 SF	1,757,862 SF
INDUSTRIAL	0 SF	154,282 SF	154,282 SF
	605,000 SF	8,335 SF	613,335 SF
MIXED-USE	860DU	102 DU	962 DU
OFFICE	0 SF	0 SF	0 SF
RESIDENTIAL	6,152 DU	1,548 DU	7,700 DU

- COMMERCIAL:** Staff received documentation on seven commercial projects. These projects represent a development potential of 1,757,862 square feet of commercial floor space. One commercial project of regional significance was received. . **The Indio Place Specific Plan** considers a Specific Plan for the development of a regional retail shopping center. The Project would consist of 1.1 million square feet of retail commercial space. The Specific Plan will define the range of commercial uses to be allowed on the site and include utility master plans, development standards, and design guidelines for proposed uses. The 98-acres site is located north of the I-10 Freeway, east of Jackson Street and south of 42nd Avenue in the City of Indio. The majority of the new commercial floor area will be developed in Riverside County.

- INDUSTRIAL:** Staff received documentation on two industrial projects. These projects represent a development potential of 154,282 square feet of industrial floor area. No industrial projects or regional significance were received. The majority of the new industrial floor area will be developed in Ventura County.

**4TH QUARTER
2004**

SEE PAGES 3, 4 AND 5
FOR A SUMMARY OF
PROJECTS AND PAGE 6
FOR A MAP OF
PROJECT LOCATIONS.

3RD QUARTER – 2004: IGR ACTIVITY SUMMARY, CONT.

- **MIXED-USE:** Staff received documentation on four mixed-use projects. These projects represent a development potential of 962 residential units along with 613,335 square feet of industrial/commercial/retail space. Two mixed-use projects of regional significance were received. **The IL Villaggio Toscano Project** considers a series of entitlements for the development of 500 residential units and approximately 55,000 square feet of neighborhood commercial services. The project site is comprised of approximately 5.1 acres located on the west side of Sepulveda Boulevard between Camarillo Street and the Ventura Freeway (US-101), in the City of Los Angeles community of Sherman Oaks. **The Shoppes at Chino Hills** considers the development of five sites for a community park, 550,000 square feet of retail and office space, 360 residential units and 200,000 square feet of public institutional uses. The proposed Project areas are located in the City of Chino Hills. The majority of the new mixed-used development floor area will be developed in San Bernardino County and the residential units will be developed in Los Angeles County.
- **RESIDENTIAL:** Staff received documentation on twenty-two residential projects. These projects represent a development potential of 7,700 residential units. Five residential projects of regional significance were received. The majority of the proposed new residential units will be developed in Riverside County. **The Skyline Ranch Project** considers the development of 1,325 single-family residences on approximately 592 acres. The Project will also include a 10-acre school site and 10-acres for a public park. The proposed Project is part of a 2,196 acre project area that is located in the Santa Clarita Valley, west and north of Highway 14 (Antelope Valley Freeway) and north of the City of Santa Clarita in unincorporated Los Angeles County. **The Black Bench Specific Plan** considers the development of 1,500 single-family residences on approximately 1,480 acres. The Project will also include project infrastructure, a school site, public park and open space. The proposed Project is located at the southern base of the San Bernardino Mountains, north of Interstate-10 Freeway, west of Bluff Street, in the City of Banning. **The Desert Dunes Specific Plan** considers the development of 2,253 age restricted residential units and recreation center. The proposed Project area encompasses a total of 486 acres of undeveloped land located near the City of Desert Hot Springs. **The Sunny Cal Specific Plan / SOI Project** considers a Specific Plan, Annexation, General Plan Amendment, and Sphere of Influence Amendment for the proposed development of 907 residential units. The proposed project area is located northeast of Interstate 10 (I-10) within the Cherry Valley portion of unincorporated Riverside County. **The Summit at Rosena Specific Plan** considers the development of 900 residential units, a 32-acre park complex, an elementary school, and a 14.5-acre mixed-use Activity Center that will allow for neighborhood commercial uses and attached residential dwellings. The proposed Project area encompasses a total of 180-acres located near the northwest quadrant of Summit Avenue and Sierra Avenue intersection in the City of Fontana. The majority of the new residential units will be developed in Riverside County.

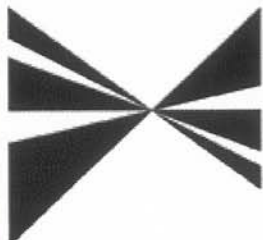
IGR WEB PAGE

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web page at www.scag.ca.gov/igr/.

IGR YEAR 2004 ACTIVITY REPORT

The Intergovernmental Review Year 2004 Activity Report is currently being prepared. The Report is a summary on project activity and development potential in the region based on documentation received by the SCAG's Intergovernmental Review Section. Look for the Report Spring 2005.

SOUTHERN CALIFORNIA

ASSOCIATION of
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SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

INTERGOVERNMENTAL REVIEW SECTION



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS

PROJECT DEVELOPMENT SUMMARY

4TH QUARTER - OCTOBER 2004

October										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
South Bay	LA	Hawthorne	1. Commercial Development		COM	-	15,842	40660	N	Commercial Development.
CVAG	RIV	Palm Springs	2. The Crescendo Project	42	RES	79	-	40668	N	Residential development.
VCCOG	VEN	Oxnard	3. Industrial Development		IND	-	79,000	40671	N	Industrial Dev. Seven individual bldgs.
OCCOG	OR	Orange Co.	4. City Place Apartments	5.4	RES	275	-	40682	N	Four apartment buildings.
A Verdugo	LA	S. Pasadena	5. Residential Conversion		RES	53	-	40686	N	Residential development.
Westside	LA	W. Hollywood	6. Laurel Place Senior Housing Project		RES	35	-	40687	N	Senior housing development.
L Virgenes	LA	Hidden Hills	7. Residential Development	20.4	RES	11	-	40699	N	Residential development.
OCCOG	OR	Orange	8. Manchester Walk Townhouses	1.1	RES	18	-	40702	N	Residential development.
IVAG	IMP	El Centro	9. Countryside Estates South	40	RES	152	-	40707	N	Residential development.
GWCCOG	LA	Long Beach	10. Cedar Court at Third Street		MXU	85	2,785	40713	N	Residential, commercial mix.
North LA	LA	LA County	11. The Skyline Ranch Project	2,196	RES	592	-	40723	Y	Residential development.
OCCOG	OR	Orange Co.	12. Silverado Canyon Ranch	69	RES	12	-	40731	N	Custom home development
LA City	LA	Los Angeles	13. Hollywood Whole Foods Market		COM	-	52,000	40732	N	Commercial Development.
SBCCOG	LA	Hawthorne	14. Wendy's Restaurant		COM	-	3,250	40736	N	Commercial Development.

See Page 6 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 106358

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS **INTERGOVERNMENTAL REVIEW SECTION**



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

PROJECT DEVELOPMENT SUMMARY

4TH QUARTER - NOVEMBER 2004

November										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
SGVCOG	LA	Covina	15. Residential Development		RES	4	-	40738	N	Residential Condo Development
<i>CVAG</i>	<i>RIV</i>	<i>Indio</i>	<i>16. Indio Place Specific Plan</i>	<i>98</i>	<i>COM</i>	<i>-</i>	<i>1,100,00</i>	<i>40742</i>	<i>Y</i>	<i>Commercial Shopping Center</i>
VCCOG	VEN	Oxnard	17. Industrial Development		IND	-	75,282	40746	N	Industrial Development - Tilt Up Bldg.
<i>WRCOG</i>	<i>RIV</i>	<i>Banning</i>	<i>18. Black Bench Specific Plan</i>	<i>1,480</i>	<i>RES</i>	<i>1,500</i>	<i>-</i>	<i>40748</i>	<i>Y</i>	<i>Residential development.</i>
<i>CVAG</i>	<i>RIV</i>	<i>Riverside Co.</i>	<i>19. Desert Dunes Specific Plan</i>		<i>RES</i>	<i>2,253</i>	<i>-</i>	<i>40751</i>	<i>Y</i>	<i>Residential development.</i>
IVAG	IMP	El Centro	20. Desert Village United	55.6	RES	95	-	40757	N	SF Residential development.
AVAG	LA	S. Pasadena	21. Arroy Oaks Senior Housing		MXU	17	5,551	40770	N	MXU Senior Facility.
<i>LA City</i>	<i>LA</i>	<i>Los Angeles</i>	<i>22. Il Villaggio Toscano Project</i>	<i>5.1</i>	<i>MXU</i>	<i>500</i>	<i>55,000</i>	<i>40777</i>	<i>Y</i>	<i>Residential, commercial mix.</i>
SGVCOG	LA	Covina	23. Residential Development		RES	26	-	40780	N	Residential development.
CVAG	RIV	Palm Springs	24. The Boulders Project	31.34	RES	46	-	40779	N	Residential development.
SGVCOG	LA	Irwindale	25. Commercial Development		COM	-	11,77	40786	N	Commercial Development.
GWCCOG	LA	Long Beach	26. Sierra Hotels and Suites		COM	-	-	40789	N	140 Room Hotel.
SGVCOG	LA	Glendora	27. Diamond Ridge Specific Plan		COM	-	400,000	40808	N	Commercial Development.

See Page 6 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 106358

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

INTERGOVERNMENTAL REVIEW SECTION



SOUTHERN CALIFORNIA
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PROJECT DEVELOPMENT SUMMARY

4TH QUARTER - DECEMBER 2004

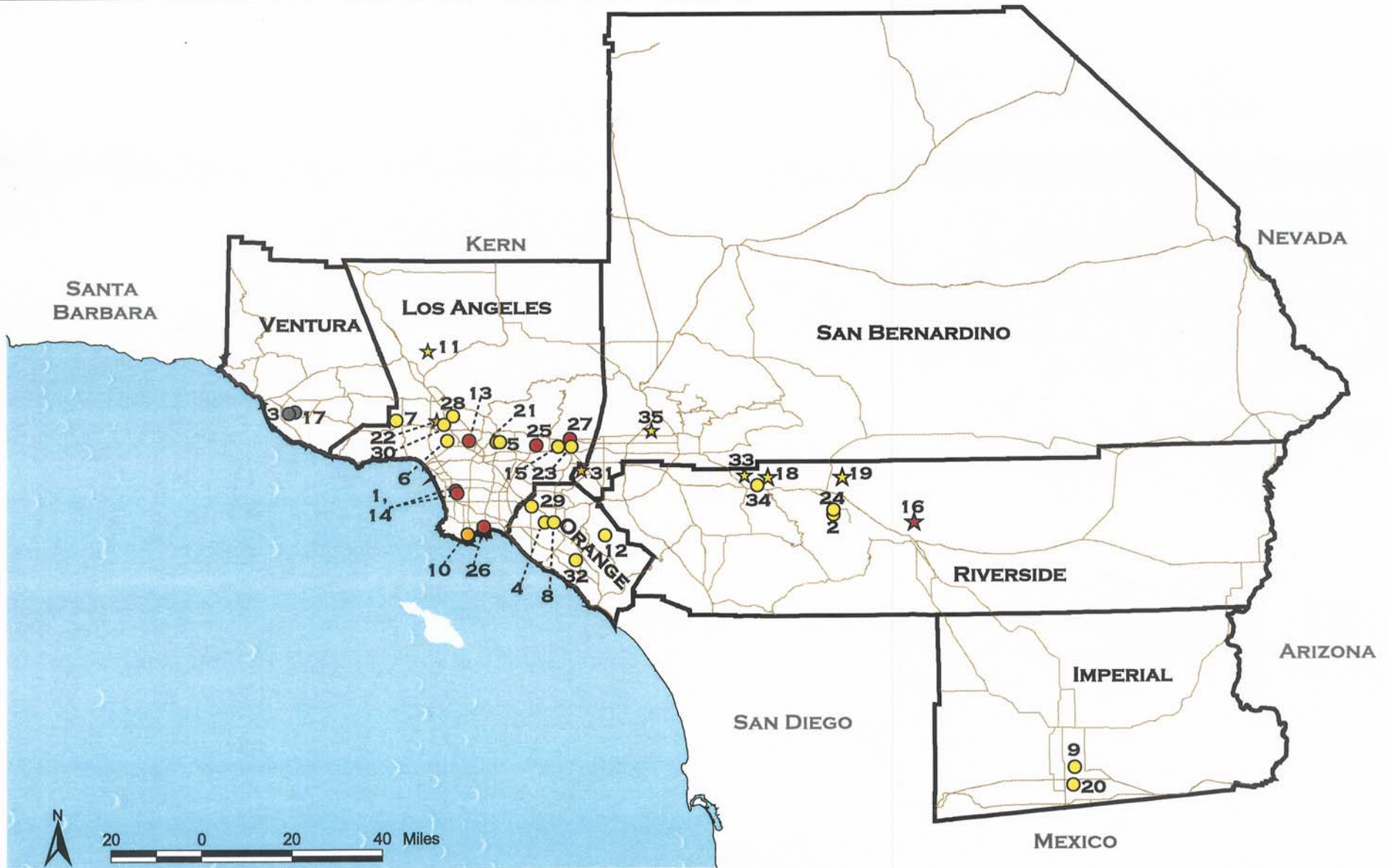
December										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
AVAG	LA	Burbank	28. Fairfield Residential Development		RES	256	-	40813	N	Residential apartments and townhomes
OCCOG	OR	Buena Park	29. Olson Co. Residential Project	14.74	RES	198	-	40815	N	Residential townhomes.
LA City	LA	Los Angeles	30. Huston Street Residential Project		RES	65	-	40821	N	Demolition and Residential dev.
SANBAG	SB	Chino Hills	31. The Shoppes at Chino Hills	100.4	MXU	360	550,000	40829	Y	Residential, commercial mix.
OCCOG	OR	Irvine	32. IBC Residential Development	3.76	RES	179	-	40845	N	Residential development.
WRCOG	RIV	Beaumont	34. Sunny Cal Specific Plan /SOI	324	RES	907	-	40849	Y	Residential development.
WRCOG	RIV	Banning	35. Residential Development	16.86	RES	44	-	40865	N	Residential development.
SANBAG	SB	Fontana	36 Summit at Rosena Specific Plan	180	RES	900	-	40848	Y	Residential development.

See Page 6 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 106358



PROJECT DEVELOPMENT LOCATIONS - 4TH QUARTER 2004

- | | |
|---|---|
| ● COMMERCIAL | ● OFFICE |
| ● INDUSTRIAL | ● RESIDENTIAL |
| ● MIXED-USE | ☆ REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE) |

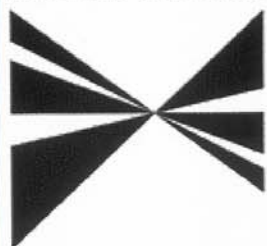


**SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS**

**4TH QUARTER
2004**

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SOUTHERN CALIFORNIA

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WE'RE ON THE WEB!

SEE US AT:

WWW.SCAG.CA.GOV**IGR YEAR 2004 ACTIVITY SUMMARY**

QUARTERLY ACTIVITY	1 ST QTR	2 ND QTR	3 RD QTR	4 TH QTR
TOTAL DOCUMENTS RECEIVED	197	217	246	207
REGIONALLY SIGNIFICANT PROJECTS REVIEWED	31	44	37	32

DOCUMENT TYPE	ALL DOCUMENTS	REG. SIG. DOCUMENTS
NOP	48	13
DRAFT EIR/EIS	64	17
IS / EA	13	2
ND / MND	32	0
PERMIT	43	0
GRANTS	7	0
TOTALS	207	32

DEVELOPMENT TYPE	ALL PROJECTS	REG. SIG. PROJECTS
COMMERCIAL	26	1
GENERAL PLAN	7	6
INDUSTRIAL	7	2
MIXED-USE	8	2
OFFICE	3	0
PUBLIC FACILITIES	98	6
RESIDENTIAL	46	12
TRANSPORTATION	12	2
TOTALS	207	32

PROJECTS BY COUNTY	ALL PROJECTS	REG. SIG. PROJECTS
IMPERIAL	4	0
LOS ANGELES	83	8
ORANGE	21	4
RIVERSIDE	46	12
SAN BERNARDINO	21	4
VENTURA	13	2
OTHER / OUTSIDE SCAG	19	2
TOTALS	207	32

INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is part of the Environmental Division, within Department of Planning and Policy. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.